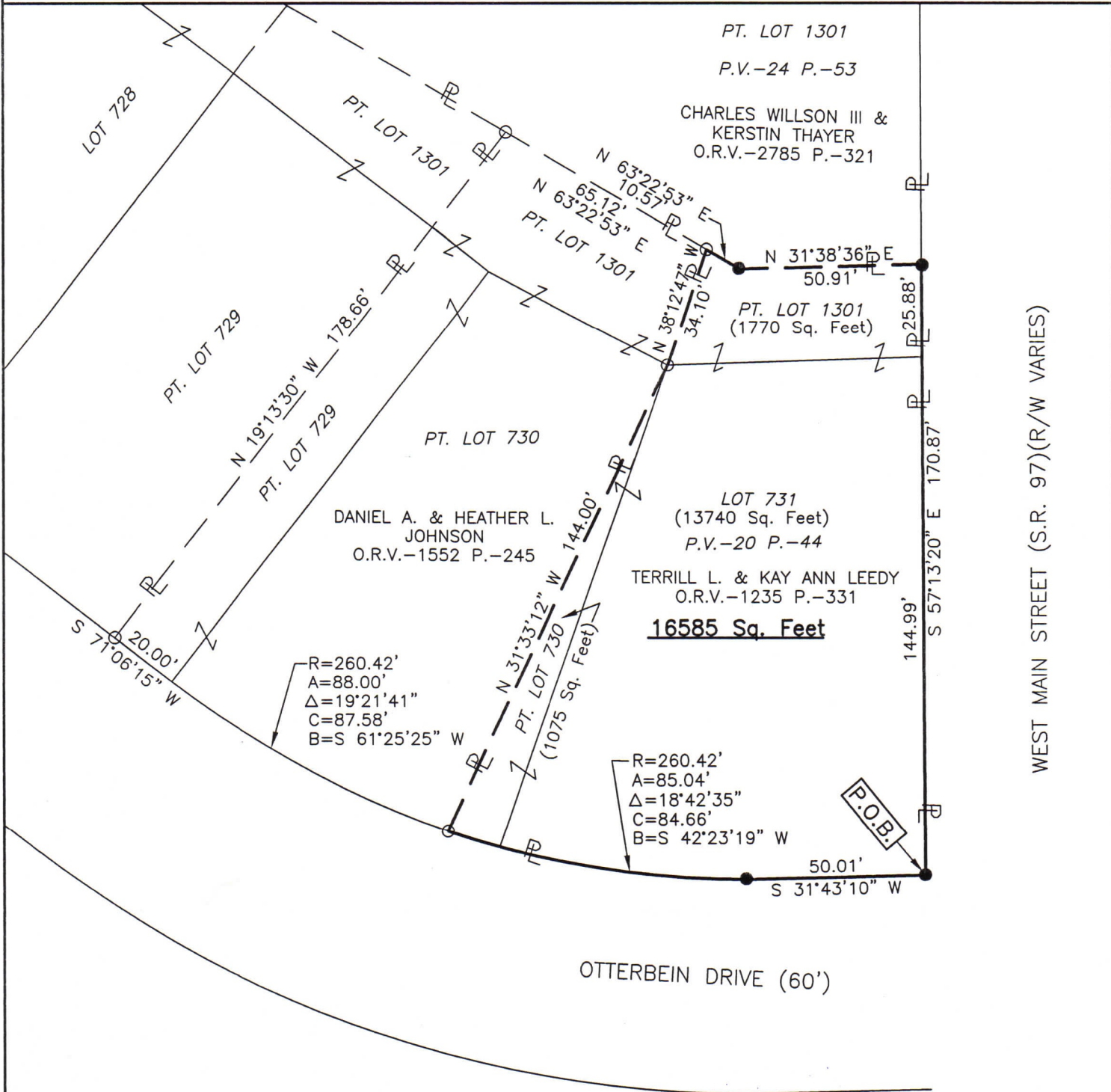


**SURVEY FOR: TERRILL & KAY ANN LEEDY**

DATE: 12-3-23

JOB NUMBER: LEXINGTON 729-730

LOCATION: LOT 731 AND PART OF LOTS 730 & 1301 IN THE VILLAGE OF LEXINGTON, RICHLAND CO., STATE OF OHIO.

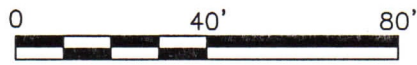


NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

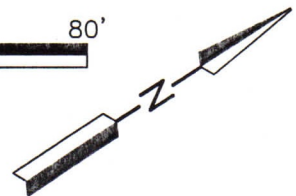
**EAK 12-14-23**

INITIAL & DATE

**PP-358**



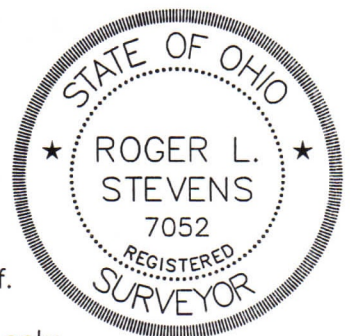
SCALE 1"=40'



LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052



Distances shown hereon are expressed in feet and decimal parts thereof.

bearings are to an assumed meridian and are used to express angles only

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and are correct to the best of my knowledge.



**SURVEYOR'S DESCRIPTION FOR  
TERRILL & KAY ANN LEEDY**

**16,585 square feet**

Situated in the Village of Lexington, County of Richland, State of Ohio, being Lot 731 and part of Lots 730 & 1301 of the consecutively numbered Lots in said Village as shown in plat volume 20, page 44 and plat volume 24 page 53 and being more particularly described as follows:

**Beginning** at an iron pin set in the easterly corner of said Lot 731, said iron pin also being in the northwesterly right of way line of Otterbein Drive (60') and the southwesterly right of way line of West Main Street (S.R. 97)(right of way varies);

Thence with the following **SEVEN** courses:

- 1) **S 31° 43' 10" W, 50.01 feet** along the southeasterly line of said Lot 731 also being along said northwesterly right of way line of said Otterbein Drive (60') to an iron pin set in a point of curve;
- 2) Continuing southwesterly along the southeasterly line of said Lots 731 and 730 and along said northwesterly right of way line of said Otterbein Drive (60' on a **curve to the right having a radius of 260.42 feet, an arc length of 85.04 feet, a delta angle of 18° 42' 35", a chord length of 84.66 feet and a chord bearing of S 42° 23' 19" W** to an iron pin found in the easterly corner of a parcel of land conveyed to Daniel A. and Heather L. Johnson by official records volume 1552, page 245;
- 3) **N 31° 33' 12" W, 144.00 feet** along the northeasterly line of said land of Daniel A. and Heather L. Johnson to an iron pin found in the westerly corner of said Lot 731;
- 4) **N 38° 12' 47" W, 34.10 feet** and continuing along said northeasterly line of said land of Daniel A. and Heather L. Johnson to an iron pin found in the westerly corner of said land, said iron pin also being in the southeasterly line of a parcel of land conveyed to Charles Willson III and Kerstin Thayer by official records volume 2785, page 321;
- 5) **N 63° 22' 53" E, 10.57 feet** along said southeasterly line of said land of Charles Willson III and Kerstin Thayer to an iron pin set;
- 6) **N 31° 38' 36" E, 50.91 feet** and continuing along said southeasterly line of said land of Charles Willson III and Kerstin Thayer to an iron pin set in the easterly corner of said land, said iron pin also being in the northeasterly line of said Lot 1301 and being in said southwesterly right of way line of West Main Street (S.R. 97)(right of way varies);
- 7) **S 57° 13' 20" E, 170.87 feet** along the northeasterly line of said Lot 1301 and along the northeasterly line of said Lot 731 also being along said southwesterly right of way line of West Main Street (S.R. 97)(right of way varies) to the **place of beginning** and containing **16,585 square feet**, more or less, of which 13,740 square feet are in Lot 731, 1,075 square feet are in part of Lot 730 and 1,770 square feet are part of Lot 1301 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in December 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 12-14-23**  
 INITIAL & DATE  
**PP-358**



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 LEXINGTON 730 731 1301